



MEMORANDUM

TO: Zoning Commission

FROM: Woodrow Muhammad AICP, Planning & Zoning Director

SUBJECT: **RZ-08-14, REZONING FROM R-2 (SINGLE FAMILY RESIDENTIAL TWO) TO RA (RURAL/AGRICULTURAL) FOR THE INSTALLATION OF A MANUFACTURED HOME (FINDINGS OF FACT)**

LOCATION This property is located at 8616 Sullivan Road which is on the east side of Sullivan Road north of the Summers Road intersection on the former Edward Browning Property in Section 69 and 72, T6S, R2E, GLD, EBR, LA

EXISTING LAND USE	Residential
PROPOSED LAND USE	Residential (Manufactured Home)
MASTER PLAN	Medium Density Residential/Conservation Areas/Restricted Greenspace
PRESENT ZONING	R-2 (Single Family Residential Two)
PROPOSED ZONING	RA (Rural/Agricultural)
APPLICANT	Charles N. Madere, Jr.

STAFF COMMENTS

1. **Existing land use** is Residential.
2. **Surrounding land uses** include Residential.
3. **Existing zoning** is R-2 (Single Family Residential Two).
4. **Surrounding zoning** is Rural/Agricultural and R-2 (Single Family Residential Two).
5. **Size of Subject Property** is approximately 4.96 acres.
6. **Master Plan Statement.** The City of Central Master Use Plan specifies Rural/Agriculture, Restricted Greenspace, and Medium Density Residential at the subject property (**See Attachment A**). The proposed rezoning is consistent with the Master Plan.
7. **Rezoning Criteria.** Land use pattern or character has changed to the extent that the existing zoning no longer allows reasonable use of the proponent's property and adjacent property.



8. Reasonableness is defined as:

- a. Land use the same as, or similar to that existing on properties next to, or across the street from the site under consideration.

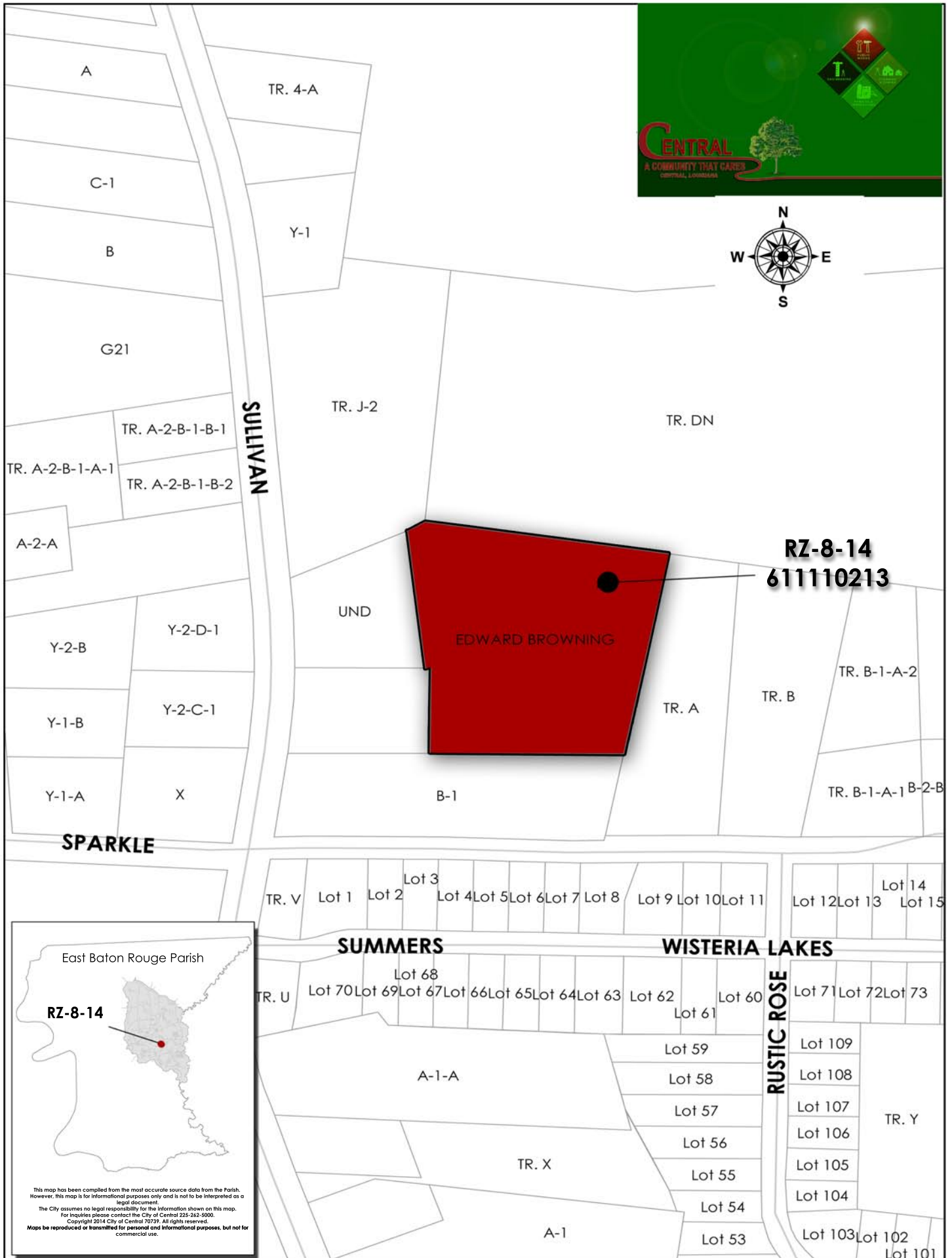
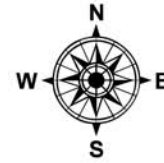
9. **Staff Recommendation.** Staff notes that the proposed use is consistent with the Master Plan and recommends approval with the following stipulation:

- a. No additional driveways shall be installed along Sullivan Road.
- b. If approved, the manufactured home shall meet all setback requirements.

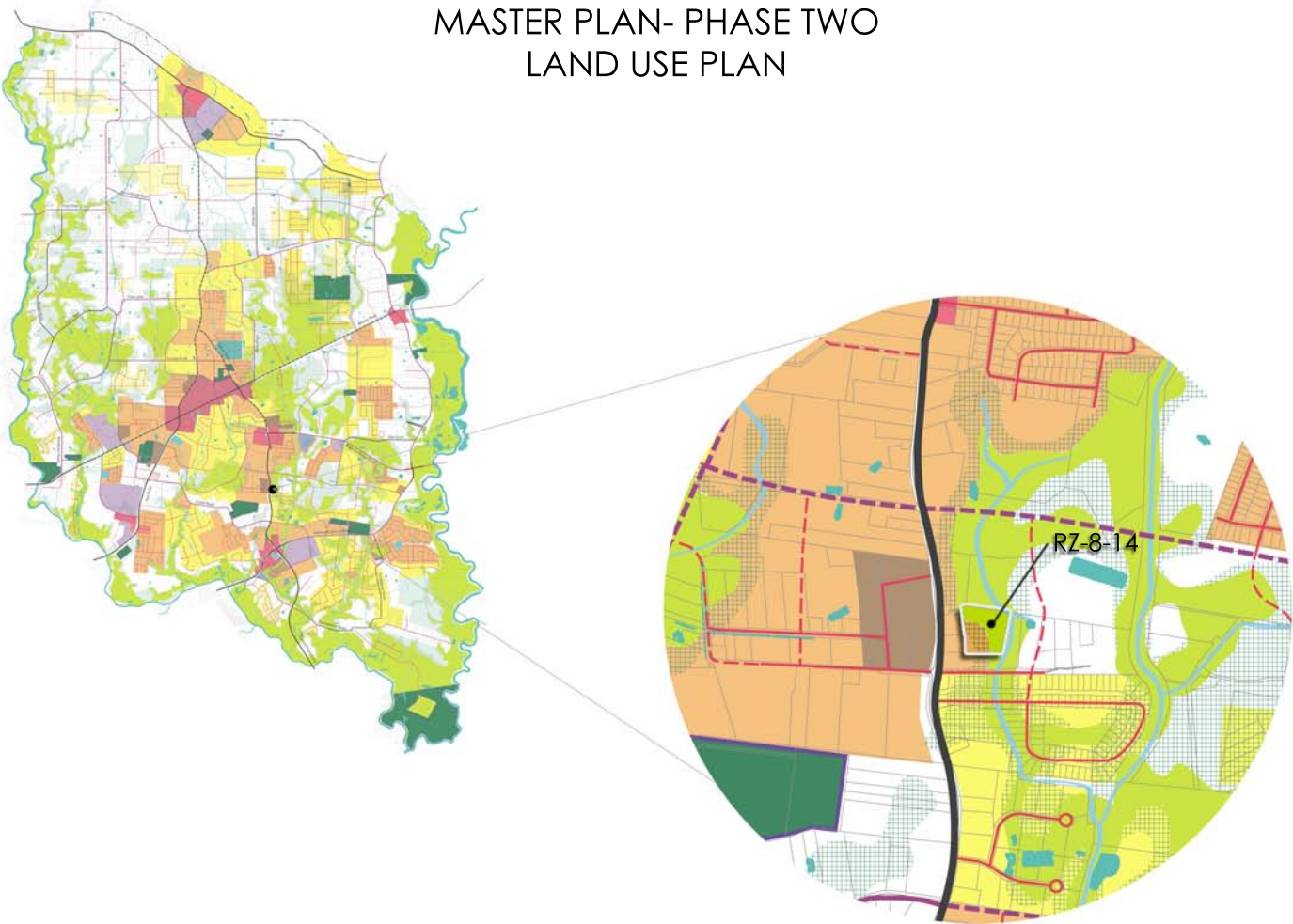
10. **Schedule**

Scheduled for Zoning Commission on December 18, 2014.





MASTER PLAN- PHASE TWO
LAND USE PLAN



- Utility
- Schools
- Conservation Areas
- Restricted Greenspace
- Incentive Greenspace
- Rural/Agriculture
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Neighborhood Commercial
- General Commercial
- Office/Technology Park
- City Center
- Parks/Recreation

PUBLIC HEARING

CITY OF CENTRAL

PLANNING AND ZONING COMMISSION

Date: Dec. 18, 2014 Time: 6pm

Location: Kristenwood 14025 Greenwell Springs Rd.

Case Number: RZ-8-14

☒ **REQUEST TO REZONE**

FROM: R2

(Single Family Residential 2)

TO: RA

(Rural/Agricultural)

☐ **OTHER REQUEST**

for a
Manufactured Home

For More Information Contact
City of Central 262-5000

11/26/2014 11:43